Neighborhood Planning in Columbus

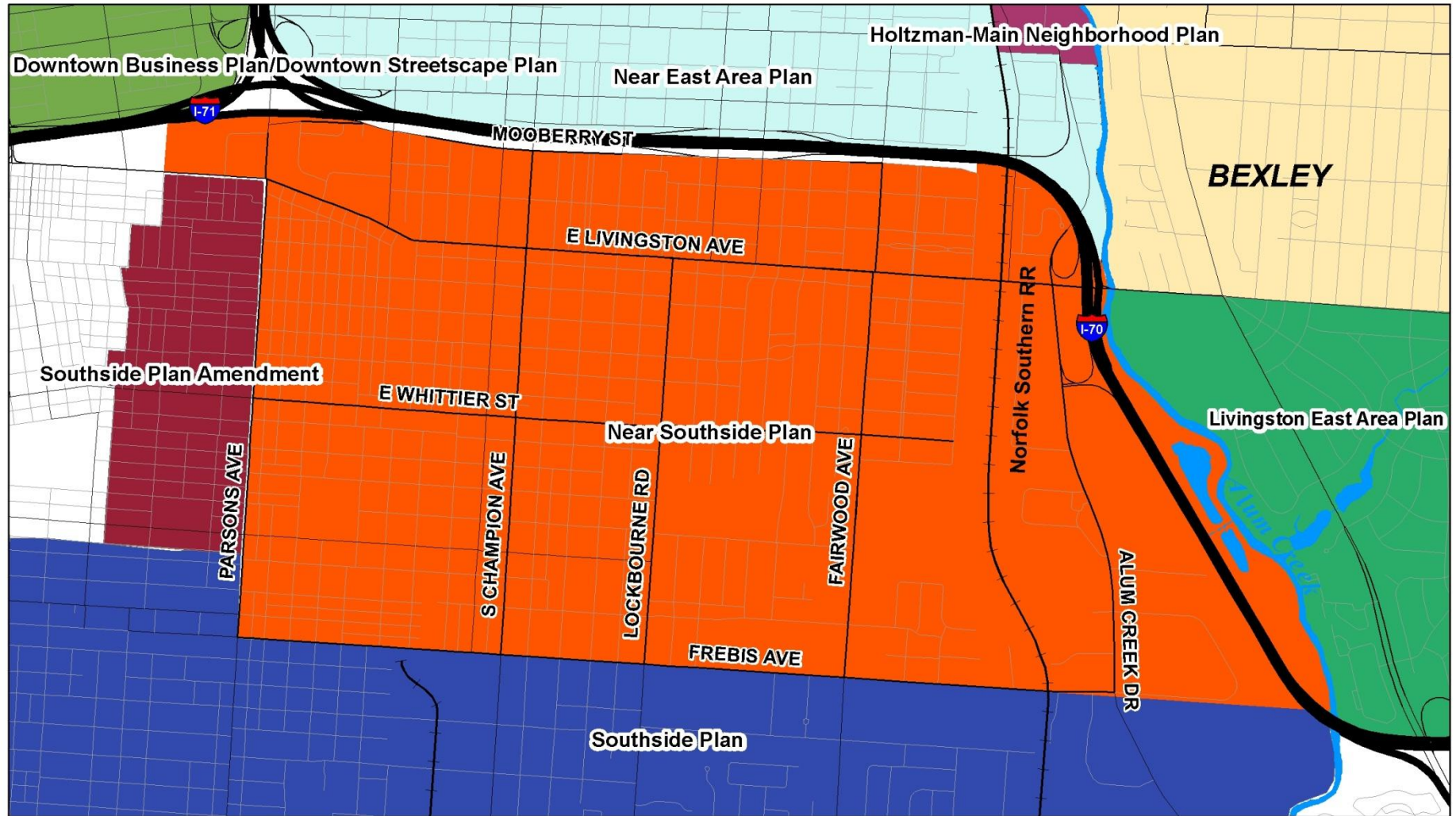## Near Southside Area Plan
Working Committee #1
March 3, 2010

Agenda:

- Plan role and function

- Working committee responsibilities

- Work program

- Plan elements

- Policy benchmarks and best practices

- Existing conditions and plans

- Summary of stakeholder interviews

- Overview of upcoming Public Workshop #1

- Next steps

Surrounding Plans

Downtown Business Plan/Downtown Streetscape Plan

Holtzman-Main Neighborhood Plan

Near East Area Plan

I-71

MOOBERRY ST

E LIVINGSTON AVE

BEXLEY

Southside Plan Amendment

E WHITTIER ST

Near Southside Plan

PARSONS AVE

S CHAMPION AVE

LOCKBOURNE RD

FAIRWOOD AVE

Norfolk Southern RR

I-70

ALUM CREEK DR

Livingston East Area Plan

FREBIS AVE

Southside Plan

Plan role and function

- Plan assists neighborhood in reaching consensus on development related policies and standards that are consistent with city policies

Community Values & Aspirations	City Policies & Plans

Consensus

THE PLAN
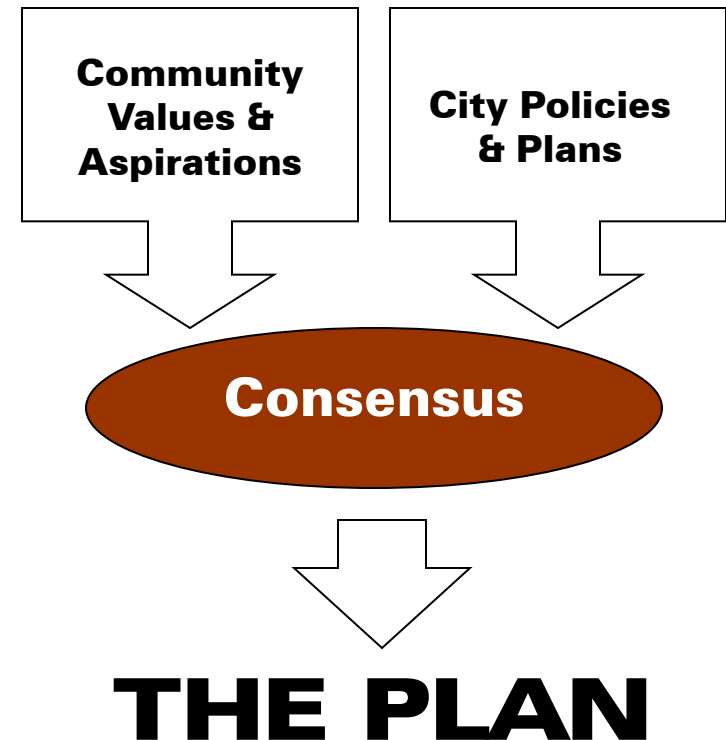
Plan role and function

- Focus is on land use and urban design policies that will serve as a basis for evaluating development proposals

- Plan also establishes priorities for capital improvements and other public investments

Plan role and function

- Plan provides guidance on implementation

- Plan does not address immediate issues such as safety, code enforcement, or other community development related issues

West Urban Design Concept

Working committee

- Working Committee
  - Represents broad public interest
  - Attends meetings, review materials, provides direction
  - Conducts community outreach and personally solicit members of the public to attend all public meetings and events
  - Approves the final draft plan
  - Assists Planning Division with Development Commission and City Council presentations

Work program

- Time frame (approximately 1 year)
- 6 Phases (Staff, Working Committee, Public Meetings)

  1) Data/Analysis/Preliminary Outreach

  2) Issue Identification/Development Opportunities/Transportation Priorities

  3) Visioning

  4) Plan Development

  5) Plan Finalization

  6) Plan adoption

Work program: Process
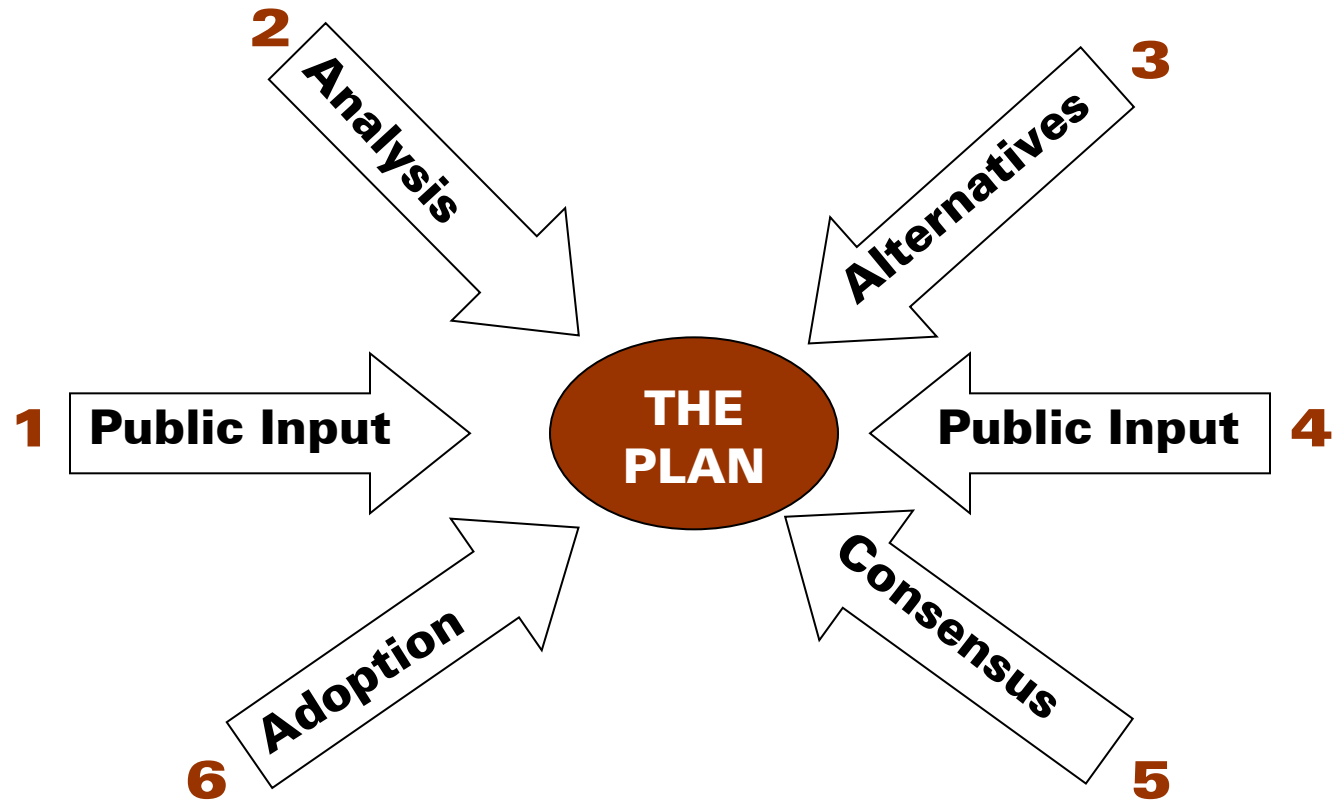
Plan Elements

- Introduction

- Existing Conditions

- Plan

  - Urban Design (including historic preservation)

  - Land Use (development opportunities, natural resources, other)

  - Transportation

- Implementation

Land use, development opportunities, and transportation

- Land use plans will build upon existing uses, highlight development opportunities, determine how development policies may be applied to neighborhood
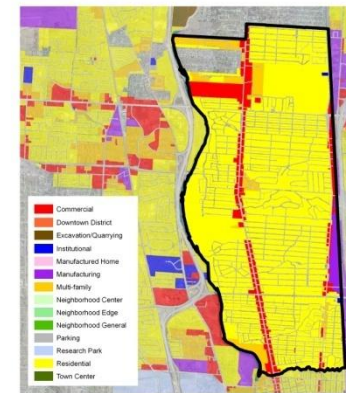
Clintonville Zoning

Land use, development opportunities, and transportation

- Conceptual designs may be developed for one or more sites

- Key issues to address are density and design

- Transportation element will build on existing/developing plans and identify priority issues

Policy benchmarks

- Neighborhood plans refer to and build upon Planning Division's Policy Benchmarks and Best Practices

  - These policies address common land use, design, transportation, and other development related matters for all city neighborhoods

- Neighborhood planning process will determine how policies apply to the given neighborhood
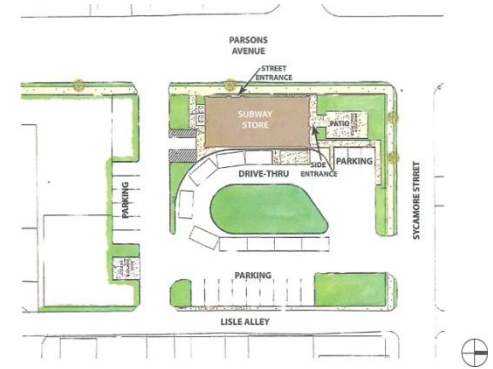
Policy benchmarks

- Policies aim to implement overall development principles, including:

    - Open space and critical environmental areas will be preserved

    - Neighborhoods will have a vibrant mix of uses (residential, retail, office)

    - Neighborhoods will have an increased range of housing options

    - People will be able to get around by walking, car, transit, and bicycle

    - New development will respect community character and historic features

- These are principles that contribute to a quality neighborhood

Zoning

Residential	Institutional
Multi-family	Commercial
	Manufacturing
	Parking
Urban Commercial Overlay	

Existing Land Use

Color	Category	Color	Category	Color	Category
	Single Family		Commercial (Community)		Utilities and Railroads
	Two-Three Family		Office		Parks & Recreation
	Multifamily		Institutional		Open Space
	Mixed Use (Neighborhood)		Industrial (Light)		Vacant
	Commercial (Neighborhood)		Warehouse Flex		
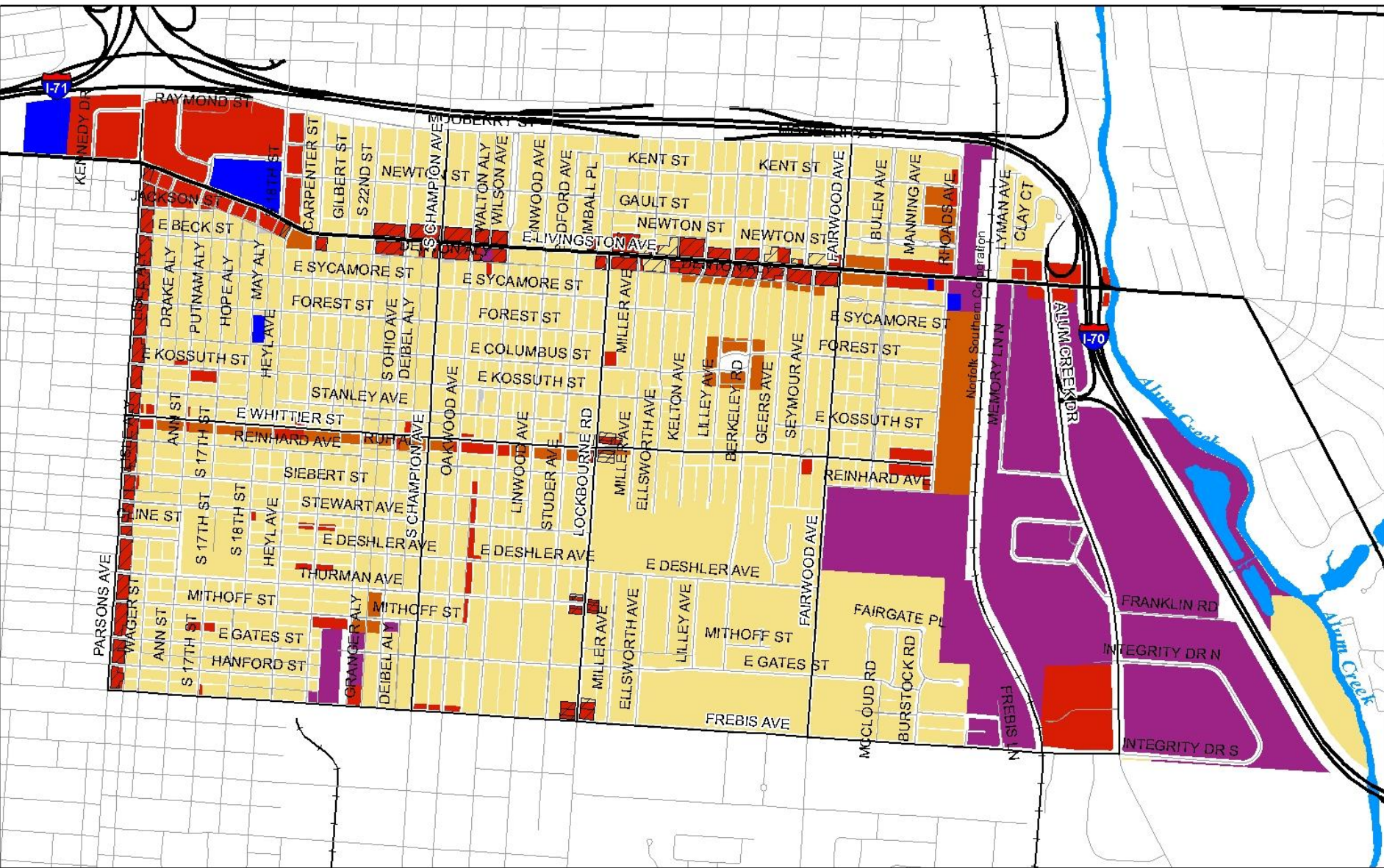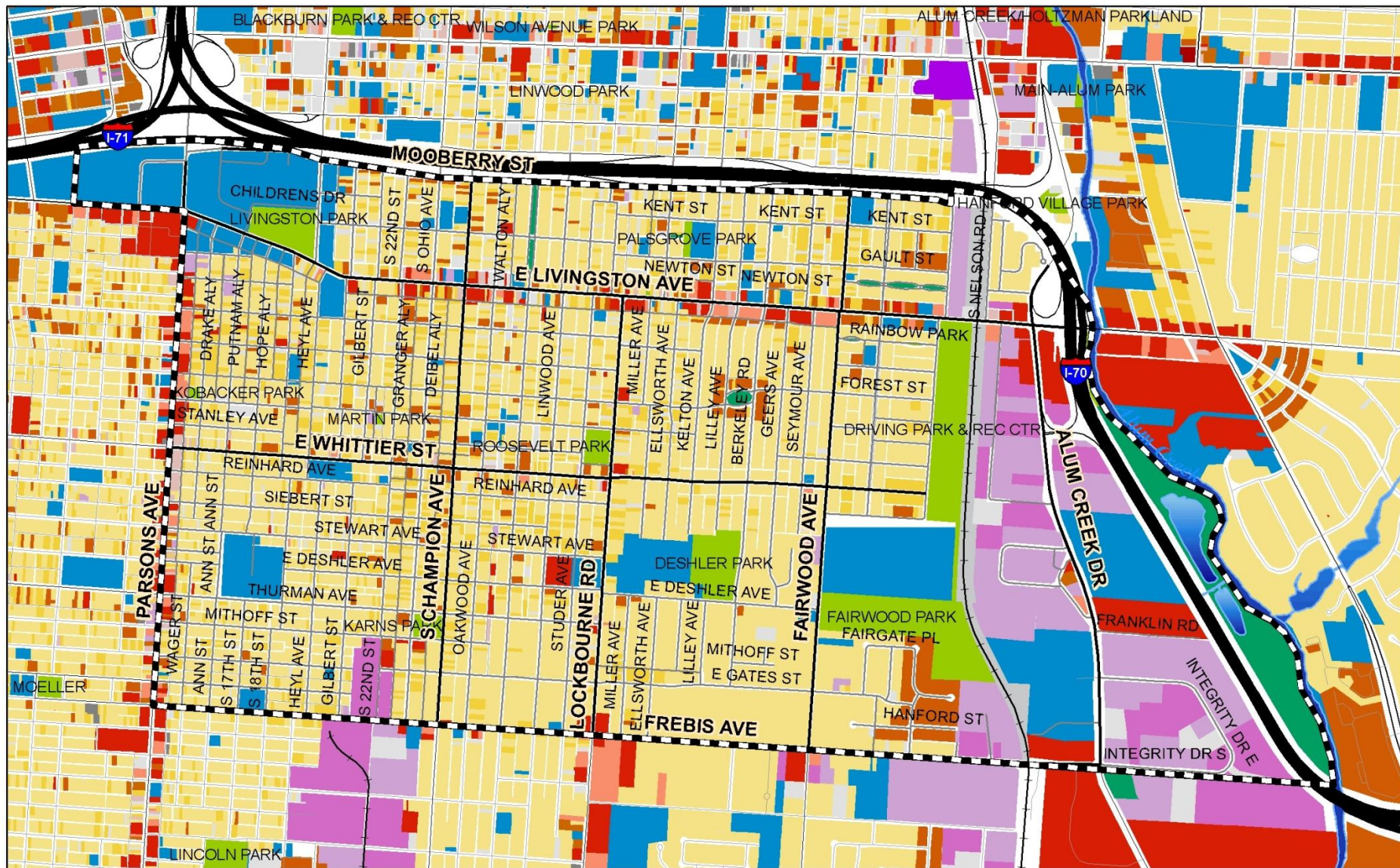
Miles
0   0.125   0.25   0.5

**Near Southside
Housing Unit Density**

Housing Units Per Acre

Medium Density Mixed 6-10 dwellings units per acre

Medium-High Density Mixed 10-16 dwelling units per acre

City of Columbus
Department of Development
Planning Division

Miles
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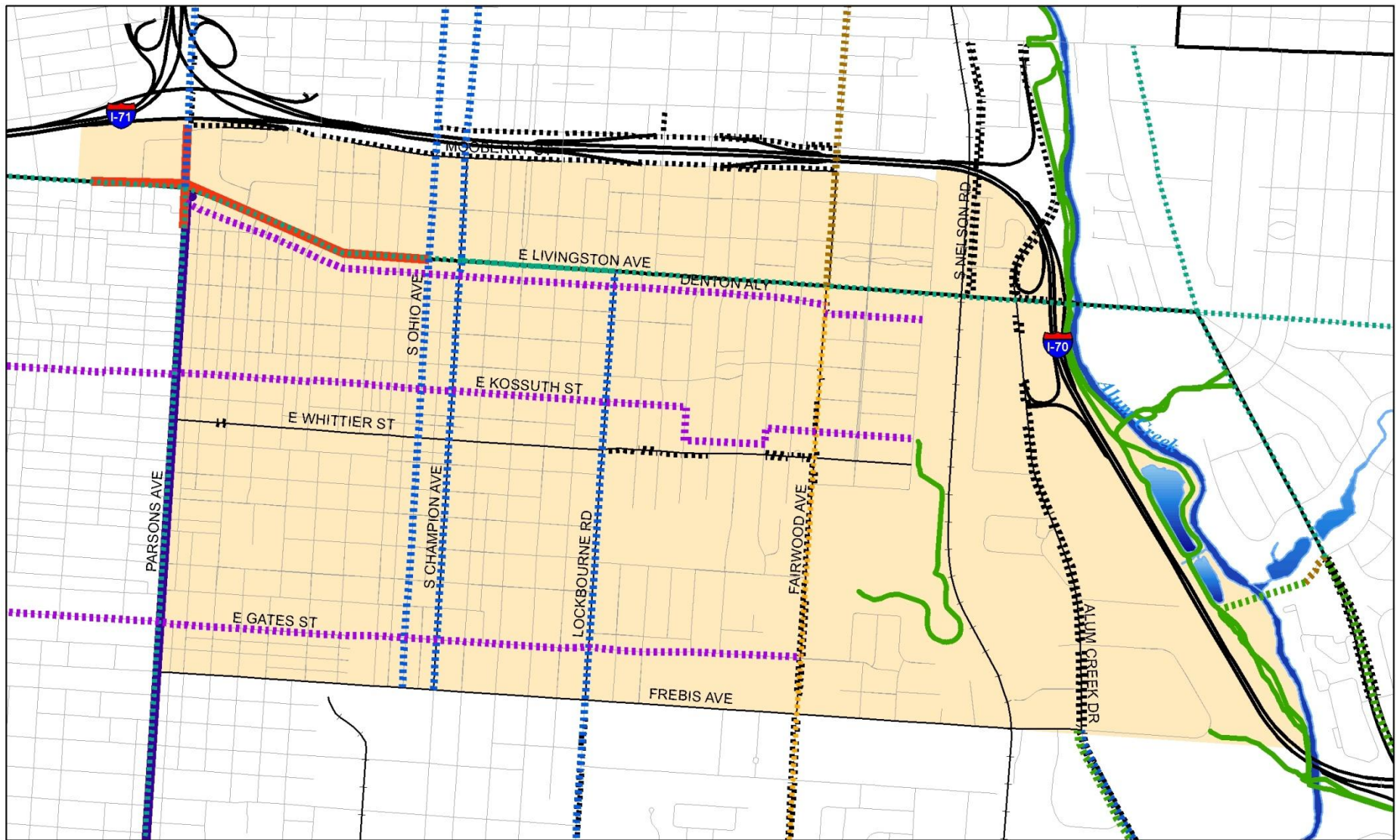
Transportation Plan

Proposed Bicycle Facilities*

- ▪▪▪▪ Bicycle Boulevard
- ▪▪▪▪ Bike Lane
- ▪▪▪▪ Bike Path
- ▪▪▪▪ Bike Route
- ▪▪▪▪ Bike Lane & Road Diet
- ▪▪▪▪ Paved Shoulder
- ▪▪▪▪ Proposed Sidewalks
- ▬▬ Parsons-Livingston Streetscape
- ▬▬ Parsons Corridor Traffic Study

Existing Bicyle Facilities
- ▬▬ Shared Use Path

*Per Bicentennial Bikeways Plan

I-71

I-70

MCDONALD ST

E LIVINGSTON AVE

DENTON ALY

E KOSSUTH ST

E WHITTIER ST

E GATES ST

FREBIS AVE

PARSONS AVE

S OHIO AVE

S CHAMPION AVE

LOCKBOURNE RD

FAIRWOOD AVE

S NELSON RD

ALUM CREEK DR

Alum Creek

A Housing Market Assessment of Columbus, OH: Neighborhood Stabilization Program (NSP) 2009

Neighborhoods	NSP Neighborhood Category
Old Oaks; Southern Orchard	Potential Recovery Neighborhood
Driving Park Southside C.A.N	Distressed Neighborhood
Lennox Addition Deshler Park Fairgate/Burleigh Gardens	Destabilizing Neighborhood

SOUTH SIDE PLAN:
Merion Village and Schumacher Place Amendment (2008)

- A consistent theme should be developed for corridors, utilizing consistent graphics, plant material and street furnishings.

- Encourage outdoor restaurants seating, public sitting areas, and awnings over store windows.

- Focus exceptional buildings with strong architectural quality at anchoring intersections and high visibility locations. Special architectural corner features such as towers, turrets, and canopies are encouraged.

- New development should be mixed use in nature along the commercial corridors/key intersections (retail, office, commercial, public buildings, open space, residential). Include densities up to 20 units/acre. Ensure adequate parking, landscaping and other design considerations.

Proposal of Parsons Avenue store front before.

- The primary road corridors (Parsons and Livingston) require physical enhancements to not only accommodate auto demands, but as "complete streets" that function for autos, pedestrians, and bicyclists.

Proposal of Parsons Avenue store front after. (Illustrations by Urban Designer Corrin Wendell.)

Parsons Avenue Visioning Plan (2006)

North District & Gateway
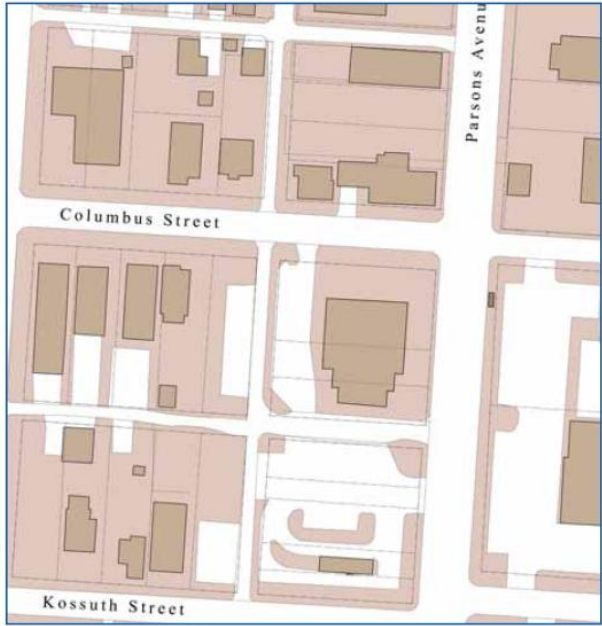
View of Restored Streetscape

Plan Key:

1. Library Converts To Retail / Restaurant Uses
2. New Construction (Retail / Residential)
3. Adaptive Re-Use (Church to Bank)
4. Renovation Of Existing Retail
5. Parking Reconfigurations
6. Remove Alley, Create Pedestrian Plaza
7. Streetscape Improvements

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Existing Site

Recommendation: Northern gateway project as a community partnership project by joining with the Nationwide Children's Hospital, and others to design and create a gateway feature. This will help to draw the consumers to the Northern Gateway and down Parsons Avenue, thereby revitalizing the commercial districts.

Parsons Avenue Visioning Plan

Central Neighborhood

View of Restored Streetscape

Existing Site

Plan Key:

1. Remove 1 Story Portion of CMACAO Building
2. Restoration & Adaptive Re-Use of CMACAO Building
3. Infill Parking Lot with New Building
4. Restoration of Existing Retail
5. New Parking Lot Behind Buildings
6. Streetscape Restoration

1997 Near Southside Plan

THE NEAR SOUTHSIDE PLAN
City of Columbus, Mayor Gregory S. Lashutka, Department of Trade and Development

- Evaluate recommendations for inclusion in current plan

- Recommendations out of scope of new plan
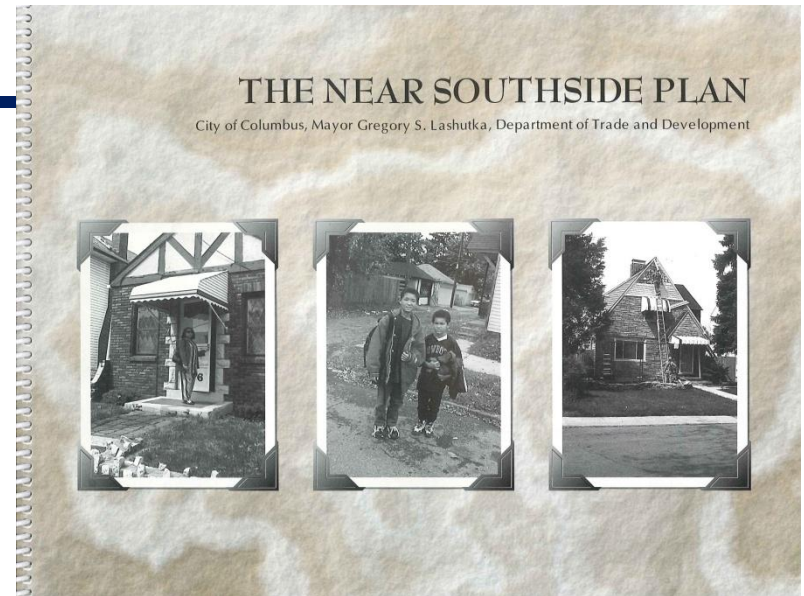
Stakeholder Interviews

- SEE Handout

Overview of Upcoming Public Workshop #1

- Intro to planning process

- Review existing conditions

- Issue identification exercise

- Input Stations

  - Development opportunities

  - Transportation priorities

  - "Good Places/Bad Places"

- Desired result from public workshop #1: complete set of information that will serve as basis for developing plan focus and recommendations

Check us out on Facebook: **tinyurl.com/nearsouthside**

Meeting and Public Workshops Schedule

Meeting	Date
Working Committee Meeting	March 3, 2010
Public Workshop 1	April 2010
Working Committee Meeting	April/May 2010
Public Workshop 2	June 2010
Working Committee Meeting	June/July 2010
Public Workshop 3	August 2010
Working Committee Meeting	September 2010
Draft Plan Open House	November 2010

Next steps

- How can your neighbors become involved?

  - Online Survey via the Website for Plan:
    http://tinyurl.com/NSSplan

  - Attend the Public Workshops

- Examples of Recent Plans (Clintonville):
  http://tinyurl.com/cvilleplans

- Questions?